



Administrative Permit

Legistar File Number: AP 23-012

March 01, 2023

Introduced: 2/17/2023

Current Status: Agenda Ready

Version: 2

Matter Type: Administrative Permit

PLN220008 - MARTIN BILL AND JIMA AND NICHOLAS MANZI

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel 4, approximately 8.62 acres (Assessor's Parcel Number 267-141-035-000) and Parcel 2, approximately 2.51 acres (Assessor's Parcel Number 267-141-033-000). The adjustment would result in two parcels of 9.63 acres (Adjusted Parcel 4) and 1.50 acres (Adjusted Parcel 2), respectively.

Project Location: 18264 & 18274 Murphy Hill Road, Aromas

Proposed CEQA action: Find the project Categorically Exempt per CEQA Guidelines section 15305

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Find the project Categorically Exempt pursuant to Section 15305 of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
- b. Approve a Lot Line Adjustment between two (2) legal lots of record consisting of Parcel 4, approximately 8.62 acres (Assessor's Parcel Number 267-141-035-000) and Parcel 2, approximately 2.51 acres (Assessor's Parcel Number 267-141-033-000). The adjustment would result in two parcels of 9.63 acres (Adjusted Parcel 4) and 1.50 acres (Adjusted Parcel 2), respectively.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

Staff recommends approval subject to six conditions of approval.

PROJECT INFORMATION

Agent: N/A

Property Owners: Bill & Jima Martin and Nicholas Manzi

APNs: 267-141-033-000 and 267-141-035-000

Parcel Sizes: 8.65 acres and 2.51 acres, respectively

Zoning: Low Density Residential, 2.5 acres per unit with a Design Control overlay district or "LDR/2.5-D"

Plan Area: North County Area Plan

Flagged and Staked: N/A

SUMMARY

Staff is recommending approval of an Administrative Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On March 1, 2023, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, February 28, 2023. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- North County Fire Protection District

Prepared by: Mary Israel, Supervising Planner, x5183

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Lot Line Adjustment Map

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Mary Israel, Planner; Anna Ginette Quenga, AICP, Principal Planner; Bill and Jima Martin, Property Owners; Nicholas Manzi, Property Owner; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN220008